

# WAREHOUSE & OFFICE/SHOWROOM SPACE NEAR HWY 80

11601 W County Rd 125, Odessa, TX 79765

INDUSTRIAL FOR SALE AND FOR LEASE



**JUSTIN DODD**

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**NRG REALTY GROUP**

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## OFFERING SUMMARY

Sale Price:	\$3,400,000
Price / SF:	\$154.55
Lease Rate:	\$22,500.00 /Mo (NNN)
Building Size:	22,000 SF
Lot Size:	2.9 Acres
Year Built:	1978
Renovated:	2018
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Explore the opportunity of this 22,000 SF office/warehouse on 2.9 Acres near W Hwy 80/Business 20 in Odessa, TX! The 2,000 SF office space provides a sales counters/showroom, kitchen/break area, and private offices. The 20,000 SF warehouse includes a 42" dock-level truck well with an 18'x16' overhead door and (4) 16' grade-level doors. The shop is well-lit with LED lighting and features skylights. A 3,500 SF canopy spans the front of the building. This lot features a paved entrance/parking area, fenced yard, and quick access to major highways.

## LOCATION OVERVIEW

Located on the East side of Odessa, TX, this property is just off of W Hwy 80/Business 20 offering immediate access to major highways (1.3 miles to FM 1788/Hwy 439). This property is 9.4 miles from downtown Odessa and 11.5 miles from downtown Midland.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 22,000 SF on 2.9 Acres
- 2,000 SF Office Space
- Counter Sales/Showroom
- (4) 16' Grade-Level Doors
- (1) 18'x16' Dock High Door
- LED Lighting & Skylights
- 3,500 SF Canopy Across Front of Building
- Paved Parking/Entry Way
- Fully Fenced & Secured



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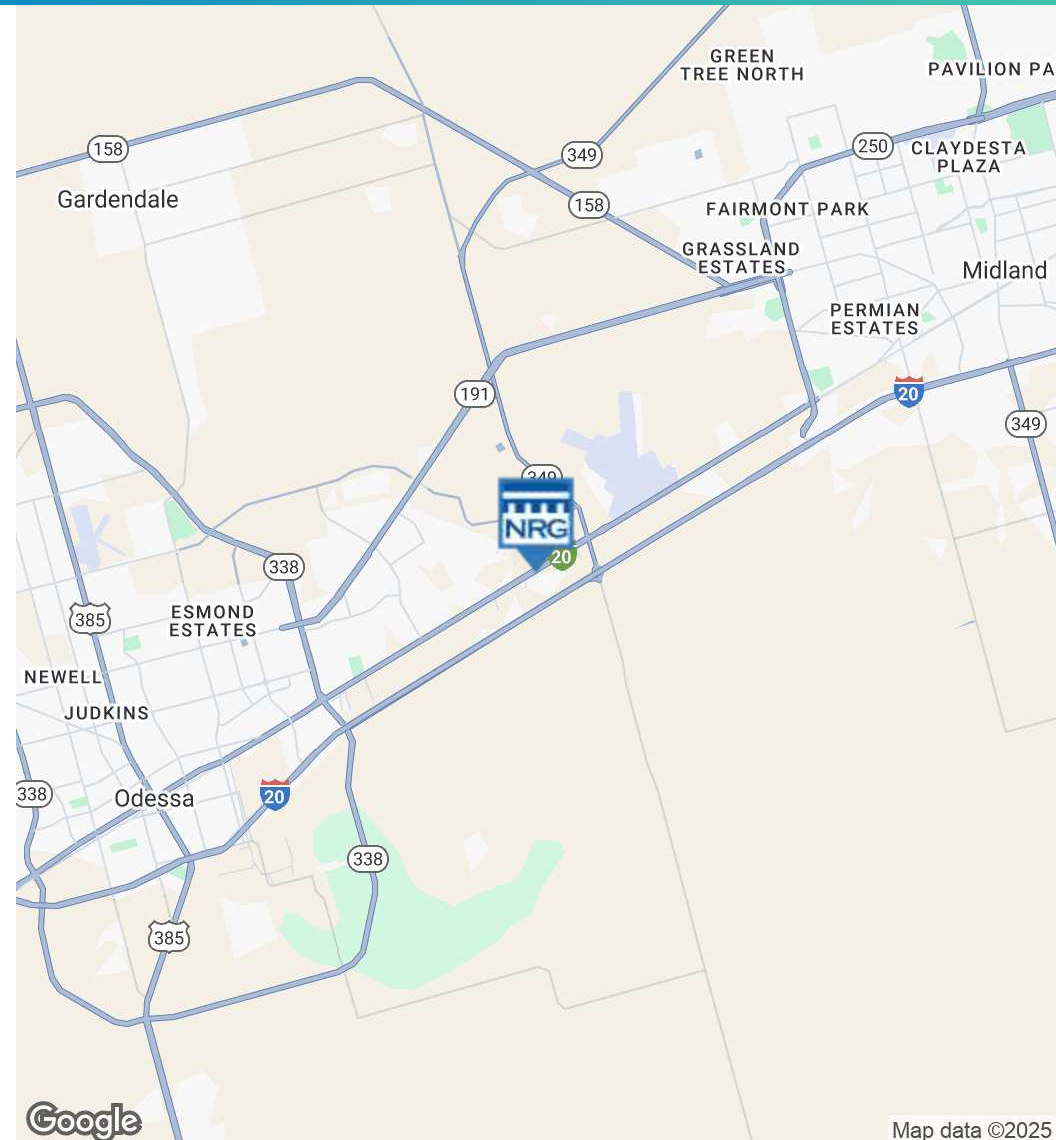
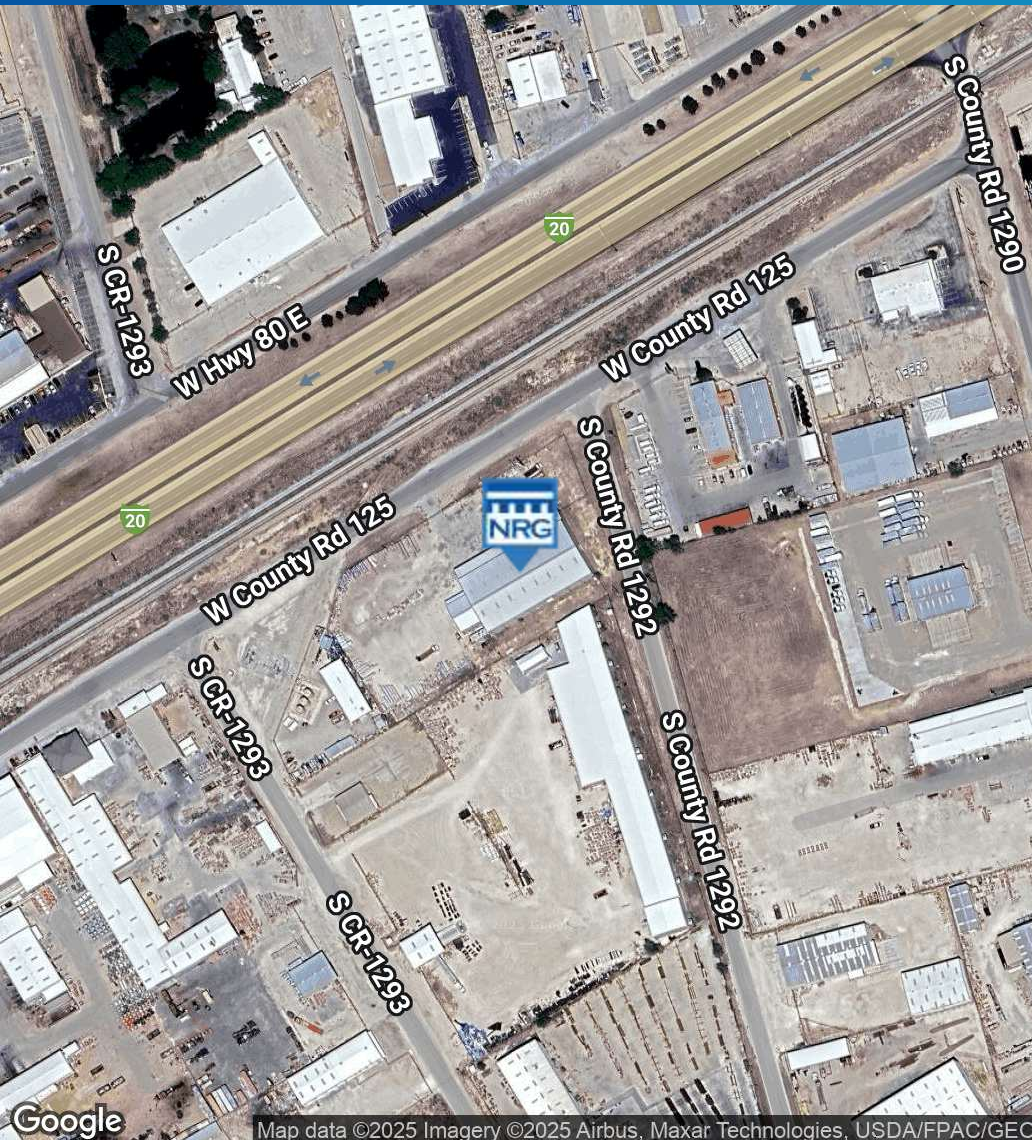
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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11/2/2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>NRG Realty Group LLC</b>	<b>9004023</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976+-</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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Justin Dodd

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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## **CONTACT BROKERS:**

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## **NRG REALTY GROUP**

### **DALLAS OFFICE**

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